



**Exchange Street
Doncaster
South Yorkshire
DN1 3QW**

Offers in Excess of £152,000

bettermove

Exchange Street Doncaster

Bettermove are proud to present this 3 bedroom semi-detached house in the sought after area of Doncaster available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has ample on street parking available via nearby. The council tax band is A.

The interior of this beautifully presented property comprises a spacious and open plan living room with dining area, the fitted kitchen and convenient WC on the ground floor. The first floor consists of 2 bedrooms and the family bathroom. The second floor has been converted and hosts the third bedroom. The exterior boasts a private rear garden, perfect for enjoying the summer months. There is a self-contained outbuilding at the end of the garden.

Located in the popular City of Doncaster, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Doncaster Train Station, the A1 (M), the M18 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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